

Planning Commission

Agenda

**December 13, 2012
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - November 29, 2012
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Items requesting continuance
- VII. Regular Business – Public Hearing Items
 - **Resolution No. 23, Series 2012** – Steel Ranch Marketplace – A final subdivision replat and a final planned unit development (PUD) request for Steel Ranch Marketplace. The replat includes: Lot 1 (12,575 SF); Lot 2 (14,639 SF); Lot 3 (61,536 SF) Lot 4 (47,070 SF; Tract A (5,934 SF) and Tract B (73,929 SF). The PUD proposes development in two (2) phases. Phase 1 includes: Lot 1, an Art Center of 8,560 SF and Lot 2, a restaurant/retail space of 9,130 SF. Phase 2 includes retail space on Lots 3 and 4 totaling 9,100 SF and 7,200 SF respectively. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision. Case No. 12-023-FS/FP. (Continued from the November 8, 2012 Planning Commission Meeting)
 - Applicant, Representative and Owner: Takoda Properties, Inc.
 - Case Manager: Sean McCartney, Principal Planner
 - [Plan Sets and Renderings](#) (14 MB)
 - **Resolution No. 25, Series 2012 – PUD Amendment** – A request to amend the Parbois Place planned unit development which would remove the Certificate of Occupancy restrictions of Building 4 on Lot 4 from the demolition requirement on Lot 3. Case No. 12-028-FP.
 - Applicant, Representative and Owner: Hofstrom, LLC (Jeff Youngstrom)
 - Case Manager: Troy Russ, Director of Planning and Building Safety

VIII. Planning Commission Comments

IX. Staff Comments

- 2013 meeting dates and Locations
- Items Scheduled for the Next Regular Meeting: January 10, 2013
 - No regular public hearing items scheduled.
- Discussion and Action: Reschedule the January 10, 2013 meeting to January 24, 2013:
 - Review draft Principles/Polices for portions of the Comp Plan
 - 2013 Election of Officers
 - Establish locations for posting of public notices
 - Open Government & Ethics Pamphlet – 2013 Edition

X. Adjourn

Planning Commission

Meeting Minutes

**November 29, 2012
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Lipton called the meeting to order at 6:30 P.M.

Roll Call was taken and the following members were present:

Commission Members Present: Jeff Lipton, Chairman
Chris Pritchard, Vice-chairman
Ann O'Connell, Secretary
Cary Tengler
Jeff Moline
Scott Russell
Steve Brauneis

Commission Members Absent: None

Staff Members Present: Troy Russ, Planning & Building Safety
Director
Gavin McMillan, Planner III
Sean McCartney, Principal Planner

Approval of Agenda –

Pritchard moved and O'Connell seconded a motion to approve the agenda. Motion passed by voice vote.

Approval of Minutes –

➤ November 8, 2012

Tengler provided corrections to the minutes. Tengler moved and Brauneis seconded a motion to approve the November 8, 2012 minutes as corrected. Motion passed by all those present.

Public Comments: Items not on the Agenda

None heard.

Regular Business – Comprehensive Plan

➤ Comprehensive Plan Framework Options – Staff will present community framework options with supporting data and analysis as part of the 2012

Comprehensive Plan Update. Planning Commission will be asked to endorse one of the framework options.

- Case Manager: Troy Russ, Director of Planning and Building Safety

Russ presented the staff report via PowerPoint. He requested the Commissioners ask questions during the presentation. The purpose of tonight's discussion is to have the Planning Commission endorse a concept and not adopt the plan.

- Prior to 1973 the City didn't have a Comp Plan.
- The City was founded because of the coal mining and not because it was at a cross roads.
- Land uses followed the streets.
- The Boulder Turnpike was built in 1952.
- Most development in the City occurred between 1970 and 1989.
- The current process is updating the 2005 Comprehensive Plan.
- Staff is requesting the Planning Commission to select a framework to move forward with a recommendation to City Council.
- The Framework Plan and the Vision Statement/Core Values will create the Comprehensive Plan.
- Development Patterns seen in the City today include:
 - Urban
 - Suburban
 - Rural

Russell asked about the area north of South Boulder Road and why it should be considered Urban – is HWY 42 and South Boulder Road urban in character.

Russ stated he believes the area north of South Boulder Road, Steel Ranch and North End, are urban forms. Christopher Village and Louisville Plaza are not urban areas because they are not oriented towards the street.

After reviewing the three (3) development pattern characteristics Russ asked the Commissioners for their thoughts regarding the characteristics.

Tengler stated Steel Ranch and North End seem to be more Suburban than Urban because of the parks.

Russ said it is the pattern of development and not the intensity.

Russ then presented the five (5) Area Types currently existing in Louisville:

- Center
- Neighborhoods
- Corridors
- Special District
- Parks and Open Space

Russell asked how important it is to agree with the description of Corridors. Do you really think the entire length of Via Appia is considered a Corridor?

Russ explained a Corridor also includes edges and seems. Via Appia has edges and seems throughout its entire length. He added Russell is correct in that Via Appia does not comply specifically with the description of a Corridor.

O'Connell asked about the mobile homes and townhomes being included in the Corridor.

Russ stated residential can be included if they are fronting or orienting towards the Corridor.

Russ presented the four (4) Community Framework Options as listed. The Commissioners discussed each Option as presented.

Option #1 One Center – Downtown and Redevelopment Area; Population 20,281.

Option #2 Two Centers – Downtown/Revitalization Area and South Boulder Road/Highway 42; Population 20, 179.

Option #3. Three Centers - Downtown/Revitalization Area and South Boulder Road/Highway 42, and McCaslin/Dillon; Pop. 22,145.

Option #4. Three Centers and Urban Neighborhood; Pop. 22,818.

- Option #1 – One Center – Downtown and Redevelopment Area; Pop. 20,281

Lipton requested a clarification about the column base.

McMillan stated it was the existing zoning.

Lipton asked if under the existing zoning the population is 20,281.

Russ answered in the affirmative.

- Option #2 – Two Centers – Downtown/Revitalization Area and South Boulder Road/Highway 42; Pop. 20,179

Russ stated the big change in this Comp Plan is character.

Russell inquired what South Boulder and Highway 42 would look like under this option.

Russ presented a sketch/photo showing Highway 42 and South Boulder Road. He explained the ideas shown in the sketch.

Lipton asked if the sketch ideas are part of the discussion for tonight.

Russ answered in the affirmative.

Lipton asked if the sketch idea is something to be approved through the Comp Plan. He said he was not sure about the Mai Street shift.

Russ stated no, because the sketch plan will be done in a Specific Area Plan. He then explained the details.

Lipton stated it is a matter of equity and fairness to make sure the adjacent neighbors to the roadway shift would have the opportunity to express their ideas and feelings regarding a change.

Russ reminded the Commission the Comp Plan is not regulatory only a guiding framework.

Lipton stated he thinks the discussion for the roadway should occur prior to its inclusion in the Comp Plan.

Russ stated at this time there have been 64 public meetings so there has been plenty of notification.

Lipton stated the concept is very detailed to be included in the Comp Plan.

Russ stated the detail sketch will not be included in the comp plan.

Russell reiterated the detail sketch will not be included in the comp plan.

Russ answered in the affirmative.

- Option #3: Three Centers - Downtown/Revitalization Area and South Boulder Road/Highway 42, and McCaslin/Dillon; Pop. 22,145

Russ showed the detailed sketch of the Sam's Club redevelopment.

Lipton asked what was the idea of capping the commercial at 50% on Option #3.

Russ said staff still wanted the residential without removing the entire commercial area.

Lipton asked how this plan might capture the Bus Rapid Transit (BRT).

Russ stated the divergent diamond is capturing the BRT. He added Colony Square could be redeveloped into a mixed-use/urban development to capture the commuters. He stated an urban environment is needed in order to capture the commuters. It also needs to be walkable.

Lipton stated there are some components of Transit Oriented Development (TOD) the commission likes and some that are poor: very dense, very in your face. He added TOD's can sometimes divert attention from the community, which is against the character of Louisville.

Russ stated the best part of a TOD is the walkability. The potential character loss comes from density that is where a limit to Floor Area Ratio (FAR) would be beneficial. He added a cap could be placed on the Urban Areas.

Lipton stated he would be concerned with the type of impact this could have on our neighbor, Superior.

Russ reminded the Commission there will be principals, goals and guidelines to shape these areas in terms of density, character, etc. The small area plans will focus on these areas. Lipton stated he just doesn't want to be locked in to something we don't want.

Russ stated the density numbers being discussed tonight are most important and guiding to the future policy language.

Lipton asked if the plan had to contain this much detail when it should allow more flexibility.

Russ stated the current plan is actually more restrictive because it doesn't include some of these details – it is only focused on population.

Brauneis stated he thinks there is flexibility in the FAR discussion.

Lipton stated he is concerned with the specific details, how it can be limiting and difficult to change.

Russell stated the policies will guide how the character in these areas can be attained. He believes the FAR discussion is needed. He added this area, McCaslin, should have more density.

Russ stated if Commissioners feel the upside and downside does not work then it isn't being decided tonight. It will be decided in 3 months.

Lipton stated he just wants to make sure the door is left open and not that we lock ourselves into something.

Russ agreed but stated there needs to be a maximum, sooner than later.

Russell asked how specific the Commission should get as to discussing specifics to a potential development.

Russ stated the Comp Plan is not creating specifics – it is an instruction manual on how to get there. He added there is funding in place for a Special Area Plan of this specific area in 2013. He stated the zoning will always be stricter than the comprehensive plan.

Lipton asked the other Commissioners what they thought of Option #3.

Moline asked how important it was to allow for more than one (1) Center since we already have one (1) Downtown.

Russ stated this will relieve pressure on downtown.

Brauneis stated this provides an opportunity for us to focus on this area.

Pritchard stated this makes Louisville stronger. He isn't worried about taking away from downtown because it is unique. He stated McCaslin is currently dying a slow death. He likes Option #3 – it allows this area to develop to its highest and best use.

Lipton is supportive in emphasizing this area in the Comp Plan. He does not want another Safeway situation especially when Sam's Club wants to redevelop. He appreciates the opportunity for the community to have a say before there is development pressure. He then gave historical background as to why McCaslin was developed the way it was – McCaslin was not supposed to be the primary road, there was supposed to be a secondary road to alleviate the congestion.

Brauneis asked Lipton if there was any concern about McCaslin taking away from Downtown.

Lipton stated Downtown was very different at that time than what it is today. He added Centennial Valley was supposed to be a regional mall.

Pritchard stated this area has been indifferent therefore it should be focused on during this Comp Plan.

Russ stated this is your opportunity to be proactive before we have development potential.

O'Connell stated this is definitely a third center. She stated downtown is a destination, but this area truly is a Center. It needs to be more of a one stop area. It needs to be more walking friendly so we will stay in the area. But it also needs to keep a Louisville character.

Russell stated we definitely need to push the density. He stated this area does have some bright points but they need to be accentuated. It definitely is an urbanized area.

Tengler stated he agrees with everyone who spoke before him. He stated he doesn't even want to discuss Options #1 and #2, he believes this should be the only option.

- Option #4 – Three Centers and Urban Neighborhood; Pop. 23,000 (check the exact number)

Russ stated Option #4 is a modification to Option #3 with the additional neighborhood in the Centennial Valley. He then showed the detailed sketch, which included an office and a residential mix in Centennial Valley. He added there also could be a public trailhead allowing access onto Davidson Mesa. This neighborhood would provide the density to allow for a TOD to occur at the BRT area. He stated office is not a good neighbor.

O'Connell asked if this would require a zoning change.

Russ answered in the affirmative.

Moline asked if there is a method to bank this area for the future and not now.

Russ stated the immediate need is for commercial stabilization. He added if you don't think the timing is now then it will stay vacant.

Lipton stated this option will have an impact on the retail. He added this one definitely should be vetted publicly.

Russell asked if there are any facts on the vacancy of class A commercial.

Russ stated Jeff Sheets told staff the market is turning around and vacancies are reducing.

Lipton stated he agrees with staff that the area will remain vacant and will be the last area for any major development.

Russ then presented the Transportation Ideas, School District statement, Market Considerations – Buildout Scenarios, Market Conclusions, Inflow/Outflow of Workers, Retail Exposures, Fiscal Considerations, etc.

Lipton asked how the numbers were achieved on the Fiscal Considerations.

McMillan gave the formulas for the Fiscal Considerations.

Russ stated staff recommends either Option #3 or Option #4, or a hybrid.

Lipton asked if Safeway is included in Option #2 and flags it for additional work.

Russ answered in the affirmative. He added there are actually two special area plans in 2013, and one of them is a focus on the South Boulder Road area.

Public Comment

Barney Funk, 1104 Centennial Heights West, moved here because of the zoning to the west, knowing the area would remain as open space since commercial does not make sense there. He added the extra residential in Option #4 will put a heavy burden on Fireside Elementary. He stated additional residential would also create a traffic nightmare in our neighborhood. He is not opposed to Option #3, but does not like the character type "Urban".

Michael Menaker, 1827 Chokecherry Drive, stated he believes the Main Street realignment concept is a great idea. He stated he likes Option #4 over Option #3 because the residential component makes sense for the future redevelopment of Centennial Valley. People are living, shopping and operating differently than ever before.

Peter Stewart, 1132 Jefferson, stated he is very impressed with the Comp Plan and that it is going in the appropriate direction. He added the language used to discuss the character and area types is appropriate. He would like to see less emphasis on centers and corridors – it should be more neighborhood centers. He stated he liked Option #4.

BJ Wakely, 1164 Hillside, spoke directly to the sketch regarding the McCaslin/Urban Mixed Use neighborhood. He stated this concept shows way too many houses. If there are going to be houses they should have larger lots, similar to the Centennial Heights area.

David Andrews, 561 Lincoln Avenue, recommended the Comp Plan should define the downtown area neighborhood as a different type of residential neighborhood than the rest of Louisville. The neighborhood should remain diversified.

Lipton asked staff to address David's concerns.

McCartney stated this area is under the guidance of an Old Town Overlay which provides design standards specific to this area, making it unique to any other area in Louisville.

Moline asked if the same could be held true for the McCaslin Area neighborhood. He asked if there would be a small area plan for this area.

Russ answered in the affirmative. He stated there can be design guidelines more specific to what we currently have.

Brauneis asked how defined is the density of the McCaslin sketch idea.

Russ stated the concept includes a product type similar to those found in Steel Ranch.

Dab Humecky, 1100 Hillside Lane, stated they are most concerned about the density of the neighborhoods that could be built. He stated he really liked Option #4 and liked the Sam's Club sketch.

Russell asked for more detail regarding the school district analysis. Did they have enough time to address the options?

Russ stated the difference between Option #3 and #4 is the development of apartments, which typically generate less children and the household size is smaller than it was in the past.

Russell asked, if Option #4 goes forward, would a developer have to do the same analysis by BVSD for a potential development.

Russ answered in the affirmative.

Moline asked about extending the corridors along Highway 42 and South Boulder Road. He asked if they really needed to be extended.

Russ stated staff believes they should extend that far.

Moline stated he was concerned this would add more commercial than what is needed.

Ann Humecky, 1100 Hillside Lane, stated the City should move forward with Option #3 and then reconsider Option #4 in 4 years.

Commission Comments

Tengler stated Options #1 and #2 don't even need to be considered – it comes down to Options #3 and #4. He stated he appreciates Option #4 because it provides more economic development, especially for the McCaslin retailers, due to the different type of housing.

Russell stated he agrees with Tengler between Option #3 and #4. He stated dysfunctional zoning is not a favor of the City – having open space because the zoning is not appropriate does not make sense. He stated residential development could provide some key opportunities for future development. He stated he supports Option #4. He added he would like to have more discussion regarding the BVSD analysis in the future.

O'Connell stated she agrees with Russell and is in support of Option #4.

Lipton stated he likes Louisville the way it is and he doesn't want to see wholesale changes in the City, because it can potentially upset the character. He stated there were high aspirations for Highway 42 in supporting the economic development of the community. There are challenges for the Phillips66 property in new ideas and new possibilities. He added there will be redevelopment of our big boxes and TOD opportunities for the BRT on US 36, all of which is covered by Option #3. He believes Option #3 is the best option primarily because he does not believe residential would work in the Centennial Valley area. He added it would be too dense and would not comply with the adjacent neighborhood.

Pritchard stated keeping status quo is not acceptable, therefore Option #1 and #2 are not viable. He stated he agrees with Lipton that there are other existing redevelopment areas that create future opportunities – there should not be any more Greenfield opportunities created. He stated he supports Option #3.

Brauneis stated it is inevitable there is going to be redevelopment in the McCaslin area, therefore maybe Option #4 is the right option. He stated he appreciates the idea this Option could take away the City's focus on other areas that need attention, but the thought of leaving it lay fallow for a while is very pastoral.

Moline stated the housing concept on Option #4 enhances the access to Davidson Mesa that does not currently exist – he does not want it to get lost if this option is not considered. He added staff provided a staggering amount of information and he very much appreciated it. He also believes there has been a very good public outcome.

O'Connell asked if there is an option to leave the residential component south of Century but omit the residential component on the north side.

Russell stated it felt like we are debating a PUD at this point. He asked staff about the next steps.

Russ stated this is only to move forward a framework, and then the draft Comp Plan would come forward. Before a residential development could happen it would still need to be rezoned and have a PUD approved.

Russell stated Option #4 is the McCaslin Corridor plan. He added if we don't do this then we become more reactive to what the developers want – this is proactive. He stated if we wait another 4 more years then this area will become worse than it is now. He added this is one of the most important areas of the City that needs focus.

Lipton stated the additional residential won't make or break the McCaslin area, it is the other projects, such as Phillips66 property and Sam's Club redevelopment.

Tengler stated the development options are not an either or. He stated the residential component will not prohibit any additional development to happen on the same site.

Lipton stated we should be focused more on what is failing today and not a Greenfield property that isn't failing.

Russ stated the current Comp Plan does not permit any additional residential in this corridor. He added there have been 6 amendments to the Centennial Valley GDP, and there is no more retail development permitted – only office.

Russell stated there is no tragedy if Option #3 is forwarded instead of Option #4. He added there is real value in the corridor being bounded by a BRT and additional residential deeper in the corridor. He does not believe this area would become a North End Subdivision type of development.

Brauneis stated he believes this is the right time to define what this area should be instead of pushing it off another 4 years.

Russell stated there isn't anything inevitable that this area will be residential.

Brauneis stated the area is swimming in office, so the residential component would be very attractive.

Lipton agreed.

Russell stated Option #3 does not establish this area as residential. He added if Option #4 is forwarded then there would be a specific area plan to drive the details of this area.

O'Connell stated the residential numbers will drive more life into the area.

Russell inquired if there is an opportunity to approve Option #3 but keep the door open to consider residential in a specific area plan. He added the same could be done if Option #4 is approved.

Lipton stated there could be Option #3.5 which allows for residential south of Century Drive but prohibits it north of the drive.

Russell stated he believes this could be done later.

Brauneis inquired if there could be an Option #3.5.

Russ stated the Commission could make any option they would like.

Brauneis stated he liked the idea of splitting the residential.

Moline inquired why an option needs to be chosen.

Russ stated it is important to guide the future specific area plan. He stated a hybrid between Option #3 and #4 makes sense.

Planning Commission – Action

Lipton moved to approve Option #4, limiting the residential to the south of Century Drive.

Brauneis seconded the motion.

Motion approved 5 – 2. (Russell and Tengler were opposed).

Lipton directed staff to provide qualifying language which would provide guidance to the FAR.

Commission agreed with this statement.

Roll Call Vote

Name	Vote
Jeff Lipton	Yes
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	No
Steve Brauneis	Yes
Scott Russell	No
Motion passed:	5 to 2

Planning Commission Comments –

None heard.

Staff Comments

Russ announced the following items for next month's meeting:

Items Tentatively Scheduled for Next Regular Meeting: December 13, 2012

- **Resolution No. 23, Series 2012 – Steel Ranch Marketplace** – A final subdivision replat and a final planned unit development (PUD) request for Steel Ranch Marketplace. The replat includes: Lot 1 (12,575 SF); Lot 2 (14,639 SF); Lot 3 (61,536 SF) Lot 4 (47,070 SF; Tract A (5,934 SF) and Tract B (73,929 SF). The PUD proposed development in two (2) phases. Phase 1 includes: Lot 1, an Art Center of 8,560 SF and Lot 2, a restaurant/retail space of 9,130 SF. Phase 2 includes retail space on Lots 3 and 4 totaling 9,100 SF and 7,200 SF respectively. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision. Case No. 12-023-FS/FP. (Continued from the November 8, 2012 Planning Commission Meeting)

- Applicant, Representative and Owner: Takoda Properties, Inc.
- Case Manager: Sean McCartney, Principal Planner

- **PUD Amendment** – A request to amend the Parbois Place planned unit development which would remove the Certificate of Occupancy restrictions of Building 4 on Lot 4 from the demolition requirement on Lot 3. Case No. 12-028-FP.

- Applicant: Hoffstrom, LLC
- Representative: Jeff Youngstrom
- Owner: Jeff Youngstrom
- Case Manager: Troy Russ, Director of Planning and Building Safety

Russ stated there needs to be another member appointed to BRaD.

Pritchard stated he would be happy to continue as a representative to BRaD. His request was approved unanimously.

Lipton and Russell will not be at the next meeting. Tengler stated he might not be there. There should be a quorum.

Adjourn

Russell moved and O'Connell seconded a motion to adjourn the meeting. Lipton adjourned the meeting at 9:45 PM.

ITEM: Case #12-023-FS/FP, Steel Ranch Marketplace

PLANNER: Sean McCartney, Principal Planner

APPLICANT: RMCS, LLC.
950 Spruce Street, #2A
Louisville, CO, 80027

OWNER: Same as above

REPRESENTATIVE: Justin McClure

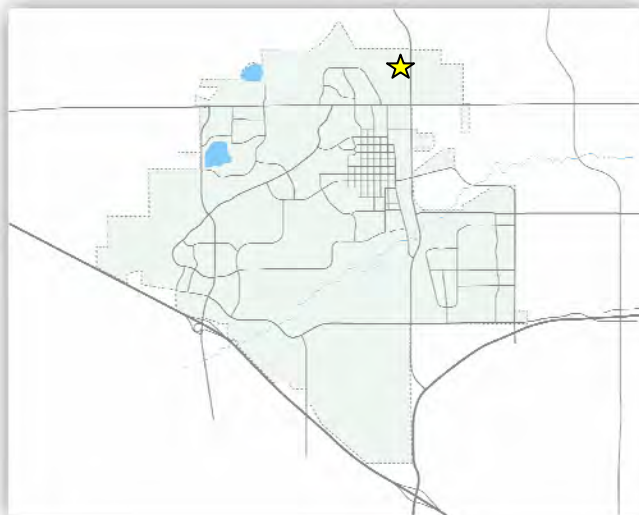
EXISTING ZONING: City of Louisville Planned Community Zoned District –
Commercial and Residential (PCZD-C/R)

LOCATION: The subject parcel is located at the southwest corner of
Highway 42 and Paschal Drive

**LEGAL
DESCRIPTION:** Lot 1, Block 9, Takoda Subdivision

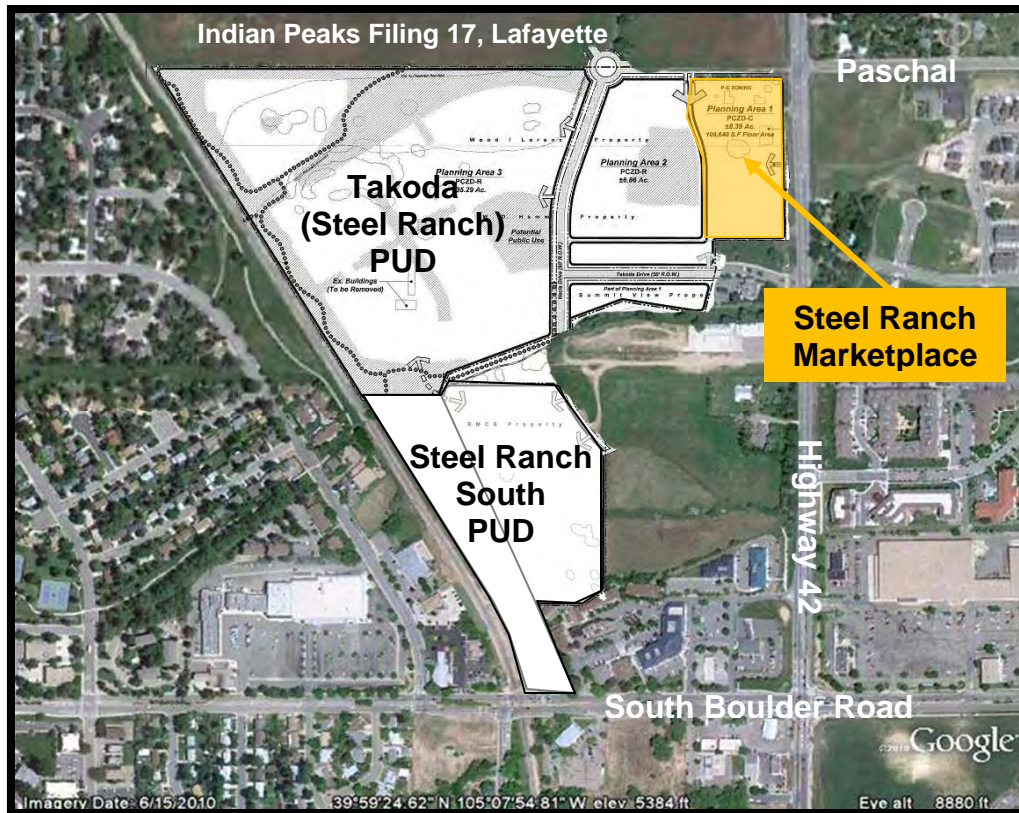
TOTAL SITE AREA: 4.95 acres

REQUEST: A request to amend a final subdivision plat and final planned
unit development to allow for Steel Ranch Marketplace – a
commercial/retail development.



SUMMARY:

The applicant/owner, RMCS, LLC submitted a Final Plat and Planned Unit Development (PUD) plan to allow the subdivision of a single 4.95 acre parcel into three (3) separate developable lots and outline the first of a three phase retail/commercial development know as the *Steel Ranch Market Place*.



The original Takoda Village General Development Plan (GDP) was approved on June 3, 2008 by Ordinance No. 1536, Series 2008. The Final Takoda Subdivision Plat and Final PUD were approved by Resolution No. 24, Series 2008. The area on the northeast corner of the development of the subdivision, the subject property, was set aside for the development of commercial/retail uses.

The property is zoned Planned Community Zone District – Commercial/Residential (PCZD-C/R). According to Section 17.72.090 of the Louisville Municipal Code (LMC), the PCZD-C component of this development is *“intended to promote the development of well-planned shopping centers and facilities that provide a variety of shopping, professional business, cultural, and entertainment facilities designed to create an attractive and pleasant shopping atmosphere.”*

Indian Peaks Filing 17

To the north of Takoda/Steel Ranch is the Indian Peaks Filing 17, a residential / commercial project in the City of Lafayette. After a few years of dormancy, the development in the Indian Peaks subdivision has resumed. The following program outlines what is programmed within the Indian Peaks Subdivision:

- Total # of residential units to be built: 302
- Total # of residential homes currently built or permitted: 45 homes
- Total acreage of Commercial area: 21.35 acres – the total square footage of the commercial area is unknown at this time



Traffic Signal at Paschal and Highway 42

Paschal and Highway 42 is the intersection which provides access to three new residential subdivisions: Steel Ranch, North End and Indian Peaks Filing 17. The main drive for Indian Peaks Filing 17 runs north to south, from Baseline (on the north) to Paschal on the south. The City of Louisville has a Traffic Signal budgeted for 2013 at the intersection of Highway 42 and Paschal. Through discussions with CDOT, a traffic signal may be installed as long as the traffic at the intersection warrants a signal. According to CDOT this intersection is close to warranting the signal but there needs to be an additional 1,000 trips per day through the intersection.

The City of Louisville will continue discussions with CDOT to ensure the installation of the traffic signal will begin as soon as CDOT determines the signal is warranted. Staff requires the applicant to provide the City of Louisville with an updated traffic count for CDOT to review.

Gateway Sign

The intersection of Highway 42 and Paschal Drive is the northern gateway to the City of Louisville. Tract R is dedicated to the City of Louisville and is located in the northeast corner of the subject property. Tract R was dedicated when Takoda Subdivision was

approved in 2008. A City of Louisville gateway sign is currently located in Tract R of Takoda Subdivision.

PROPOSAL:

The applicant proposes to develop the vacant property with commercial/retail space in a phased development. To accomplish this development, the applicant is requesting an amendment to the existing final Plat and final PUD.

Final Subdivision Plat Amendment

Lot Layout

The proposed lot layout amends the existing single ownership parcel to a three (3) lot multiple ownership subdivision. The lot breakdown is as follows:

	Area	Ownership	Use
Lot 1	13,581 SF	Creative Enterprises, LLC.	Commercial/Retail
Lot 2	20,536 SF	Takoda Properties, Inc.	Commercial/Retail
Lot 3	149,205 SF	Takoda Properties, Inc.	Commercial/Retail
Tract A	32,360 SF	Takoda Properties, Inc.	Private and emergency access, drainage, and outdoor uses

Tract A is dedicated primarily for public access (circulation, and utilities). This area will be maintained by the ownership group.

A utility easement is also being dedicated to the City of Louisville. The easement runs throughout Lot 1 and ties into the existing sewer easement located at the southwest corner of the lot.

Public Land Dedication

There is no need for Public Land Dedication because the public land was dedicated through the original Takoda Subdivision Plat.

Highway 42

The original Takoda Subdivision established Outlot 6 as right-of-way dedication for Highway 42. The developer is responsible for the development of all improvements on the west side of the curb which includes landscaping and pedestrian sidewalks.

Final PUD Development Plan Amendment

Land Use

As previously noted, the parcel is zoned PCZD-C/R. The commercial component of this property allows for the development of retail and commercial uses in 5 proposed buildings on three (3) separate lots. The total area of the development is 4.95 acres.

This project will be built in three (3) separate Phases:

Phase I (Lot 1), Art Center – The first phase includes the development of a 14,096 SF building (200 seat capacity) which will house an arts center catering to various classes and performances. The building will be located on the west side of the development, close to Steel Ranch Park, and will include an outdoor pedestrian plaza equipped with tables, a playground, public art area and flexibility to allow for outdoor performances. This area will be bordered by landscape planter beds.

There are approximately 59 parking spaces provided for Lot 1, as well as temporary overflow parking provided on a portion of the undeveloped Lot 3. The Louisville Municipal Code (LMC) requires 1 parking space for every 3 seats of an assembly area. The art center, which is considered an assembly area, will provide 200 seats, therefore this use requires 67 parking spaces. The applicant states the staff area and classes only require 35 parking spaces – it is only during performances where the entire 67 spaces will be needed. To satisfy the need for the additional 8 required spaces, the applicant is providing overflow parking to the east of the structure.

Staff requires the temporary parking lot and all access points to be constructed of asphalt and graded to drain to the regional drainage system.

Phase II and Phase III (Lots 2 and 3) have not been delineated with proposed uses within this submittal. Future development of these lots will require a PUD amendment. Staff requires Lots 2 and 3 be seeded with native seeding in the interim. The seeding beds shall be irrigated and kept weed free for the first two years.

Bulk and Dimension Standards

The commercial development must retain the following bulk and dimension standards as approved in the GDP:

	Planning Area #1
Minimum Lot Area	5,000 SF
Minimum Lot Width	N/A
Maximum Lot Coverage	0.30 FAR
Minimum Front Yard Setback	N/A
Minimum Side Yard Setback	N/A
Minimum Rear Yard Setback	N/A
Setback from Highway 42 R.O.W.	Parking: 20' Building: 10'
Setback from Collector Street R.O.W.	Parking: 10' Building: 15'
Setback from Local Street R.O.W.	Parking: 5' Building: 10'
Setback from Parks and Open Space	Parking: 0' Building: 0'
Minimum Building Separation	10'
Maximum Height	40' (principal uses)

Height

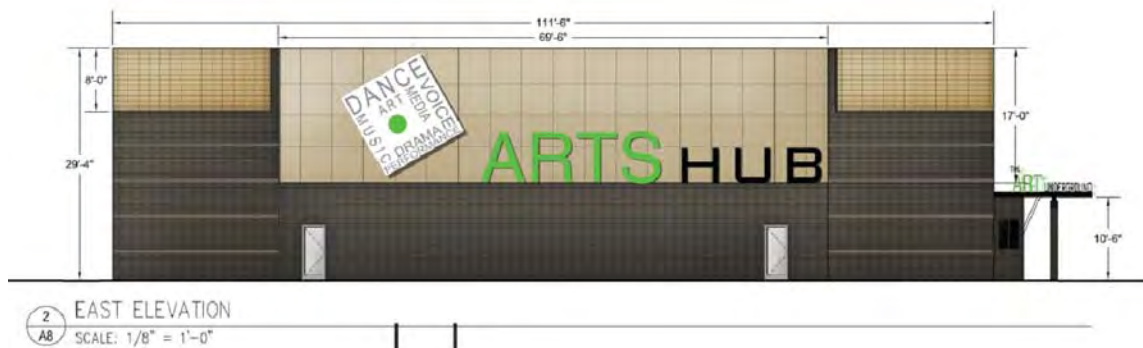
The approved height in the GDP for Planning Area #1 is 40'. This development is located within Planning Area #1 on the GDP. The building proposed for Lot 1 is shown at 32' in height.

Architecture

The proposed structure on Lot 1 (Building One) is designed to look like an arts center. Most art centers are boxed buildings designed to take advantage of high ceilings and straight walls, which allow the most efficient interior spaces. To break up the "boxed" design, the architect has provided articulations on the north and west facades, which are the facades facing Kaylix Avenue and Paschal Drive. The design lends a great deal of shadowing to break up the façade with step backs, awnings, varied materials and roof articulations,



The east facing façade, which faces Highway 42, provides a large, flat wall. The architect has used different materials and colors to give visual interest to this wall. The applicant would like to take advantage of this wall space by proposing two (2) large wall signs. The first wall sign measures 12'4" X 12'4" (151 SF) and the second wall sign measures 47'3" X 6'7" (317 SF). The total sign area proposed for the east wall is 468 SF. The signs cover approximately 13.6% of the wall surface (the wall surface is 3,441 SF).



The requested signs will be painted on the surface of the building and will have downcast, gooseneck lighting.

The sign standards established in the Commercial Development Design Standards and Guidelines (CDDSG) permit wall sign area at "1 square feet of sign area per linear foot of building frontage of the individual business. No individual sign shall exceed 200 square feet", only one sign is allowed per building tenant, and characters may not exceed 2-feet in height. The applicant is requesting 6'7" lettering on the sign. The length of the building is approximately 111'. Based on the CDDSG sign area standard, the maximum

wall sign permitted for this building is 111 square feet. The applicant understands the requested signs require a waiver from the City sign standard.

Staff recommends the combined area of the signs be reduced to a total of 200 SF or approximately 6% of the total facade. This solution is still in excess of the CDDSG. However, the solution acknowledges the size in the total area of the proposed façade is more than a typical one story 200-foot long commercial building. As such, staff is comfortable recommending a waiver to the CDDSG sign requirements and allow a 200 SF sign despite the building only having 111 linear feet of frontage.

Section 17.28.110 of the LMC permits waivers to established design standards and guidelines as part of the PUD process. Waivers or modifications to established design standards and guidelines can be approved if the spirit and intent of the development plan criteria are met and either:

1. The city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements; or,
2. That the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met.

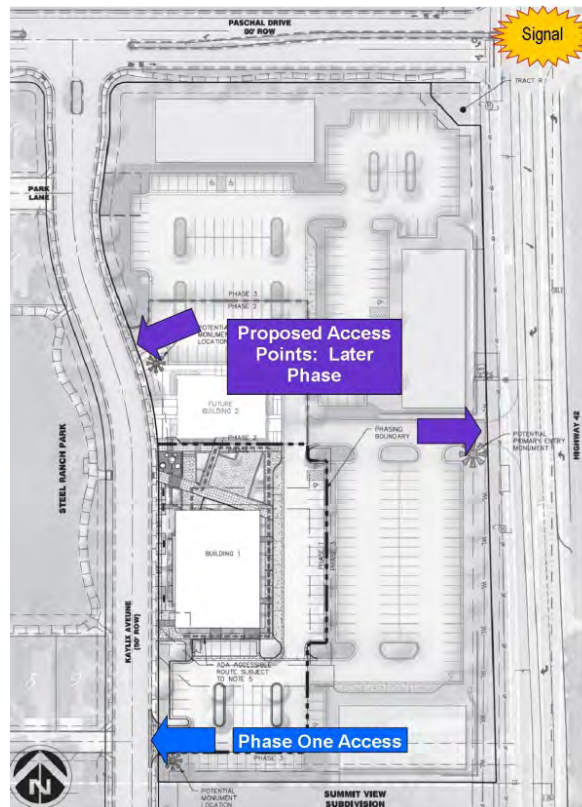
Staff believes the public plaza at the entrance of the building, and its quality design in creating a gathering space along with a strong linkage to the adjacent Takoda Park justifies this waiver to the sign code.

However, staff does not support allowing a sign area up to 468 SF for any building in the City of Louisville. Staff does not believe a painted wall sign lends to the architectural design of the building, nor provides architectural interest to the side of the building. It is a sign which offers no relief to the structure, or architectural character enhancement.

The proposed wall sign is much larger than any other sign in the City of Louisville, therefore a reduction in the requested sign area is strongly recommended. The sign proposed is not a mural because it conveys an activity specific to the use within the structure. Staff believes using poor architectural detailing along a façade and large setback from the street as reasoning for a wall sign would create dangerous precedence for a variance hearing with the Board of Adjustment and therefore should not be considered a factor in granting a painted wall sign of the proposed size and scale.

Access

The property is adjacent to Highway 42 (east), Paschal Drive (north), and Kaylix Avenue (west), all public rights-of-way. The development is proposed with three (3) access points: two (2) along Kaylix Avenue, and one (1) on Highway 42. However, because this development is being built in phases, the first phase of this development will only develop one (1) access point along Kaylix Avenue in the near-term.



Kaylix Avenue connects to Paschal Drive (north) and Summit Drive (south). Both Paschal Drive and Summit View Drive have direct access onto Highway 42.

Urban Form

The north and west facing facades designs add visual interest to the adjacent housing development. By opening the building to a pedestrian plaza as well as the adjacent Steel Ranch Park, the building creates a civic use through architecture and good urban design.



STAFF RECOMMENDATION:

Staff recommends approval of the requested final Plat and PUD amendment to allow for the development of Steel Ranch Marketplace. The proposal will allow for the development of a 14,096 SF art center, Phase I.

Staff recommends the following five (5) conditions of approval:

1. The applicant shall provide the City of Louisville with an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary parking lot and all access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding and shall be irrigated until the seeding is well established and kept weed free for the two years.
4. The proposed wall signs on the eastern façade of the Building shall not exceed combined area of 200-square feet.
5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.

ATTACHMENTS:

- Resolution No. 23, Series 2012
- Application documents
- Final Plat
- Final PUD
- Color Renderings

**RESOLUTION NO. 23
SERIES 2012**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL SUBDIVISION PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT KNOWN AS STEEL RANCH MARKETPLACE.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a final subdivision plat and final planned unit development (PUD) amendment to allow for the development of a commercial/retail development known as Steel Ranch Marketplace; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Sec. 16.12.030 and Sec. 17.28.170; and

WHEREAS, after a duly noticed public hearing on November 8, 2012, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated November 8, 2012, the Planning Commission finds the Steel Ranch Marketplace Final Subdivision Plat and Final PUD Plan should be approved with the following conditions:

1. The applicant shall provide the City of Louisville an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary parking lot and all access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding and shall be irrigated until the seeding is well established and kept weed free for the two years.
4. The proposed wall signs on the eastern façade of the Building shall not exceed combined area of 200-square feet.
5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Preliminary Subdivision Plat and Preliminary PUD, Steel Ranch South Subdivision with the following conditions:

1. The applicant shall provide the City of Louisville an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary parking lot and all access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding and shall be irrigated until the seeding is well established and kept weed free for the two years.
4. The proposed wall signs on the eastern façade of the Building shall not exceed combined area of 200-square feet.

5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.

PASSED AND ADOPTED this 13th day of December, 2012.

By: _____
Jeff Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A FINAL SUBDIVISION REPLAT AND A FINAL PLANNED UNIT DEVELOPMENT (PUD) REQUEST FOR STEEL RANCH MARKETPLACE. THE REPLAT INCLUDES: LOT 1 (12,575 SF); LOT 2 (14,639 SF); LOT 3 (61,536 SF); LOT 4 (47,070 SF); TRACT A (5,934 SF) AND TRACT B (73,929 SF). THE PUD PROPOSES DEVELOPMENT IN TWO (2) PHASES. PHASE 1 INCLUDES: LOT 1, AN ART CENTER OF 8,560 SF AND PHASE 2 INCLUDES LOT 2, A RESTAURANT/RETAIL SPACE OF 9,130 SF, RETAIL SPACE ON LOTS 3 AND 4 TOTALING 9,100 SF AND 7,200 SF RESPECTIVELY

APPLICATION NAME: STEEL RANCH MARKETPLACE

LOCATION: 2397 HWY 42; LOT 1, BLOCK 9, TAKODA SUBDIVISION

CASE NUMBER: 12-023-FS/FP

DATE AND TIME: THURSDAY, NOVEMBER 8, 2012 AT 6:30 PM
PLANNING COMMISSION

DATE AND TIME: TUESDAY, DECEMBER 4, 2012 AT 7:00 PM
CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, OCTOBER 21, 2012

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, OCTOBER 19, 2012.)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THURSDAY, NOVEMBER 8, 2012 TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. 12-023-FS/FP

APPLICANT INFORMATION

Firm: TAKODA PROPERTIES, INC
Contact: JUSTIN MCCLURE
Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
Telephone: 720 524 3620
Fax: _____
Email: justin@rmcsland.com

OWNER INFORMATION

Firm: TAKODA PROPERTIES, INC
Contact: JUSTIN MCCLURE
Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
Mailing Address: _____
Telephone: 720 524 3620
Fax: _____
Email: justin@rmcsland.com

REPRESENTATIVE INFORMATION

Firm: TAKODA PROPERTIES, INC
Contact: JUSTIN MCCLURE
Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
Telephone: 720 524 3620
Fax: _____
Email: justin@rmcsland.com

PROPERTY INFORMATION

Common Address: 2397 HIGHWAY 42
Legal Description: Lot 1 Blk 9
Subdivision TAKODA SUBDIVISION
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☒ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☒ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: REPLAT OF LOT 1
BLOCK 9, TAKODA SUBDIVISION
WITH FINAL PUD FOR
DEVELOPMENT OF ART CENTER
AND COMMERCIAL RETAIL
BUILDING.

Current zoning: PCZD-C Proposed zoning: PCZD-C

SIGNATURES & DATE

Applicant: _____
Print: JUSTIN MCCLURE
Owner: _____
Print: JUSTIN MCCLURE
Representative: _____
Print: JUSTIN MCCLURE

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

Takoda Properties Inc.
950 Spruce Street Suite 2A
Downtown Louisville, CO 80027

Troy Russ, Planning Director
Sean McCartney, Senior Planner
City of Louisville Planning Department
749 Main Street
Louisville Colorado

Re: Final PUD Submittal for the 1st Phase of Development at the Steel Ranch Marketplace in Northeast Louisville

Dear Sean,

Takoda Properties Inc. is glad to present to the City of Louisville the first phase of commercial development at Steel Ranch in the Takoda Subdivision – the Steel Ranch Marketplace. For background, the Steel Ranch development includes a 5-acre retail commercial parcel adjacent to State Highway 42, which currently has Preliminary approval, and this request is for a final PUD approval of Phase 1, which will be the first building within the 5-acre parcel.

Due to weak demand for commercial space along this part of the Highway 42 corridor, as well as the continued lack of bank financing for new commercial developments, we will be putting forward a relatively conservative phasing plan to allow the efficient use of capital and ensure the financial viability of the project.

The first phase accommodates an approximately 9,000 square foot building which will house an arts center that caters to various classes and performances with an emphasis on diverse age groups and demographics. The second phase of development is proposed to include an approximately 10,000 square foot building that will be designed to establish adjacent commercial opportunities for the existing residents of Northeast Louisville and the patrons of the Arts Center. Finally, the third phase is anticipated to incorporate a mix of commercial uses that will be finalized based on future market conditions.

The first phase and the associated vertical construction will be centered on a plaza / courtyard area that will activate the space and create a reason for consistent use. The plaza will place emphasis on various performances while showcasing public art and creating recreational opportunities at Steel Ranch Park. Takoda Properties Inc. feels that creative, high quality uses both in terms of hardscapes and architecture, will attract high quality commercial tenants and make Steel Ranch Marketplace one of the more unique commercial spaces in Louisville.

Takoda Properties Inc.

David Waldner

ITEM: Case #12-028-FP, Building 4 Lot 4 Parbois Place
(Parbois Place PUD Amendment)

PLANNER: Troy Russ, Director of Planning and Building Safety

APPLICANT: Hofstrom, LLC.
254 Hoover Court
Louisville, CO, 80027

OWNER: Same as above

REPRESENTATIVE: Jeff Youngstrom

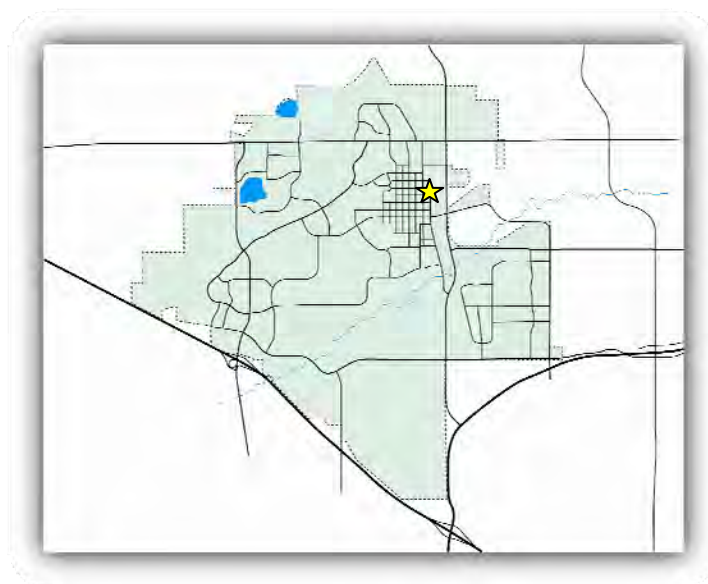
EXISTING ZONING: Residential Medium Zone District (RM) - Parbois Place
Planned Unit Development

LOCATION: 585 County Road - The subject building and parcel is located
at the southwest corner of County Road and Elm Street in
Downtown Louisville.

**LEGAL
DESCRIPTION:** Units 9 and 10, Lot 4, Parbois Place Subdivision

TOTAL SITE AREA: .42 acres

REQUEST: A request to amend the Parbois Place Final Planned Unit
Development (PUD) to divorce the contingency stopping the
issuance of Certificate of Occupancy for Units 9 and 10 of
Building 4, Lot 4 prior to the demolition of the eastern most
home on Lot 3.



SUMMARY:

The applicant/owner, Hofstrom, LLC submitted a request to amend the Parbois Place Final Planned Unit Development (PUD) to eliminate a trigger within the PUD to demolish the eastern most building on Lot 3 prior to the issuance of a Certificate of Occupancy for Building 4 on Lot 4.

BACKGROUND

The current Parbois Place PUD had a development restriction of 15 units, based on the lot size (52,000 SF) and the existing Residential Medium (RM) zone district density (1 unit for every 3,500 SF). The 15 unit density requirement was tied to the demolition of existing structures located on the property. Specifically, the PUD linked the Certificates of Occupancy of Units 9 and 10 in Building 4, Lot 4 to the required demolition of the eastern most residential home in Lot 3. The PUD process allowed a redistribution of the 15-units throughout the subdivision; but, the PUD did not authorize an increase in density.

The new subdivision Plat created, and retained, some individual lots which exceeded 7,000 SF with only a single structure, however the PUD was written in a way to ensure only 15-units would ever be occupied within the entire subdivision. This action restricted Lot 3 to a single residential unit despite being larger than 7,000 SF.

City Council took the restriction a bit further by establishing a date certain in which residential units and structures within the subdivision must be demolished. City Council Resolution No. 25, Series 2009 specifically states:

Resolution 25, Series 2009 – Condition #2

Applicant shall demolish the three existing structures: one existing Single Family Home on Lot 4 (shown as 561 County Road) and the eastern most single family home on Lot 3 (shown as 555 County Road). The structure located at 561 County Road shall be allowed to remain as a construction site office and will be demolished prior to the issuance of the first certificate of occupancy for Building Three. The structure at 555 County Road will be demolished prior to the issuance of the first certificate of occupancy for Building Four. The existing garage structure on eastern most portion of 561 County Road shall be demolished prior to construction of a single family structure on proposed Lot 6. All above mentioned structures shall be demolished no later than 36 months after the date of Final Plat and PUD approval.

The single family house on Lot 4 has been demolished. However, the eastern most home on Lot 3 and the garage on Lot 6 have not been demolished. According to the resolution the buildings were all to be demolished by July 7, 2012. The condition is also reflected in the recorded subdivision agreement.

On October 26, 2012, the Planning and Building Safety Department notified the owners of Parbois Place, Lots 3, 4 (Building 4) and 6 of their non-compliance to the Resolution, the Subdivision Agreement, and Planned Unit Development.

Subsequently, the owners of Building 4 on Lot 4 submitted a PUD amendment request to divorce the contingency stopping the issuance of Certificate of Occupancy for Units 9 and 10 in Building 4, Lot 4 prior to the demolition of the eastern most home on Lot 3.

The applicant is not requesting that the demolition of the eastern most home in Lot 3 be allowed to remain. They are simply asking that the link between the demolition and the Certificates of Occupancy be severed.

Staff is proceeding with enforcing the City Council Resolution, the Subdivision Agreement, and PUD. Planning staff has scheduled a public hearing with the Planning Commission February 9, 2013 to review the non-compliance issues related to Parbois Place to which staff will seek direction to exercise all legal and equitable remedies available to it, which may include seeking a court order requiring compliance.

Finally, it is staff option that only the required demolition of the eastern most residential structure on Lot 3 need be enforced to maintain the 15 units within the subdivision. The Planning Director has the administrative authority to amend the PUD and remove the demolition requirement to the garage structure on Lot 6. The PUD allows a single family home on Lot 6, where currently the garage structure is located. Currently, Lots 5 and 6 are owned by a single family and the garage is serving the house located on Lot 5.

STAFF RECOMMENDATION:

Staff agrees with the applicant's request. During the time of Subdivision Plat and PUD approval, Lots 3 and 4 were owned by the subdivider and enforcement of the Resolution, the Subdivision Agreement, and PUD was manageable due to the single ownership. Now, Lots 3 and 4 are owned by different owners and the current language holds Lot 4 build-out hostage to the owner of Lot 3's willingness to demolish his own structure.

Now that the City has taken independent action to remove the connection between Lot 4 and the structure on Lot 3, staff believes the restriction on the allowance of the Certificates of Occupancy for Units 9 and 10 in Building 4, Lot 4 be severed and allow the construction on Lots 4 to proceed.

ATTACHMENTS:

- Resolution No. 25, Series 2012
- Application documents

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A REQUEST TO AMEND THE PARBOIS PLACE PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE REMOVAL OF THE CERTIFICATE OF OCCUPANCY RESTRICTION ON BUILDING 4 ON LOT 4 FROM THE DEMOLITION REQUIREMENT OF LOT 3

APPLICATION NAME: HOFSTROM, LLC

LOCATION: 585 AND 595 COUNTY ROAD; BUILDING 4, LOT 4, PARBOIS PLACE

CASE NUMBER: 12-028-FP

DATE AND TIME: THURSDAY, DECEMBER 13, 2012 @ 6:30 PM
PLANNING COMMISSION

DATE AND TIME: TUESDAY, JANUARY 8, 2013 @ 7:00 PM
CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
 LOUISVILLE CITY HALL
 749 MAIN STREET
 LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
 749 MAIN STREET
 LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, NOVEMBER 25, 2012

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON WEDNESDAY, NOVEMBER 21, 2012.)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THURSDAY, DECEMBER 13, 2012 TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

**RESOLUTION NO. 25
SERIES 2012**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE PARBOIS PLACE PLANNED UNIT DEVELOPMENT (PUD) TO DIVORCE THE CONTINGENCY STOPPING THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR UNITS 9 AND 10 IN BUILDING 4, LOT 4 PRIOR TO THE DEMOLITION OF THE EASTERN MOST HOME ON LOT 3.

WHEREAS, Section 17.28.210 of the Louisville Municipal Code (LMC) outlines the procedures for completing a amendments to a final planned unit development; and,

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a amendment to the Parbois Place PUD to divorce the contingency stopping the issuance of certificate of occupancy for Units 9 and 10 in Building 4, Lot 4 prior to the demolition of the eastern most home on Lot 3; and,

WHEREAS, Section 17.28.210 of the LMC outlines procedures for the amendment of Planned Unit Developments (PUDs); and,

WHEREAS, the requested PUD amendment meets the requirements of Section 17.28.210(A) of the LMC; and,

WHEREAS, the Planning Commission on December 13, 2012 held a duly noticed public hearing on the proposed PUD amendment, at which hearing evidence and testimony were entered into the record, including but not limited to the findings in the Louisville Planning Commission Staff Report dated December 13, 2012; and

WHEREAS, based on such findings, the recommendation of City Staff, and the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning Commission finds that the proposed PUD amendment should be approved with condition.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the Parbois Place Planned Unit Development (PUD) to divorce the contingency stopping the issuance of certificate of occupancy for Units 9 and 10 in Building 4, Lot 4 prior to the demolition of the eastern most home on Lot 3 with one condition:

1. The applicant shall execute an amendment to the subdivision agreement providing for the lifting of the restriction the completion of the public improvements and payment of the land dedication fee, which agreement shall be executed and recorded prior to the recording of the PUD amendment.

PASSED AND ADOPTED this 13th day of December 2012.

By:

Jeffrey S. Lipton, Chair
Planning Commission

Attest: _____

Ann O'Connell, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. 12-028-FP

APPLICANT INFORMATION

Firm: Hofstrom, LLC
Contact: Jeff Youngstrom
Address: 254 Hoover Ct.
Louisville, CO 80027
Mailing Address: SAME
Telephone: 303-521-8640
Fax: _____
Email: youngstrom.jeff@gmail.com

OWNER INFORMATION

Firm: Evening Investments
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

REPRESENTATIVE INFORMATION

Firm: _____
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

PROPERTY INFORMATION

Common Address: Parbois Place
Legal Description: Lot 4 Blk _____
Subdivision Parbois
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☒ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Building 4 of Lot 4 of Parbois Place is currently linked to the demolition of a home on lot 3. Hofstrom, LLC is applying to have that contingency removed.



Current zoning: Rm Proposed zoning: _____

SIGNATURES & DATE

Applicant: Jeff Youngstrom 11/12/2012
Print: Jeff Youngstrom
Owner: _____
Print: _____
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

11/12/2012

Land Use Application

City of Louisville
749 Main St.
Louisville, CO 80027



To Whom It May Concern:

Hofstrom, LLC has a valid purchase contract on the buildable lots found in lot 4 of the Parbois Place subdivision. It is the desire of Hofstrom, LLC to amend the current PUD to divorce the contingency stopping the issuance of Certificates of Occupancy for the units of building 4, Lot 4 prior to the demolition of the eastern most home on Lot 3. We are not asking that the demolition of the eastern most home on Lot 3 be allowed to remain, we are asking for the link between the demolition and the Certificates of Occupancy be severed.

Regards,



Jeff Youngstrom
Hofstrom, LLC